

**MINUTES OF A REGULAR MEETING OF
THE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION**

1. CALL TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 6:59 p.m. on Thursday, June 2, 2011 in the West Annex meeting room at Torrance City Hall.

2. ROLL CALL:

Present: Commissioners Cunningham, Gobble,
Griffiths*, Robbins, and Chairperson Reilly.

Absent: Commissioners Chim and Watson.

Also Present: Deputy Community Development Director Cessna,
Senior Environmental Quality Officer Duncan, and
Senior Planning Associate Santana.

*Commissioner Griffiths arrived at 7:10 p.m.

MOTION: Commissioner Gobble moved to grant Commissioners Chim and Watson excused absences for the June 2, 2011 Commission meeting. Commissioner Cunningham seconded the motion; a voice vote reflected unanimous approval.

3. SALUTE TO THE FLAG

Chairperson Reilly led the Pledge of Allegiance.

4. POSTING OF THE AGENDA

MOTION: Commissioner Robbins, seconded by Commissioner Gobble, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; a voice vote reflected unanimous approval.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

6. APPROVAL OF MINUTES

Deferred to the end of the meeting following Item 8.

7. ENVIRONMENTAL MATTERS

7A. STRATEGIC PRIORITY ENVIRONMENTAL STEWARDSHIP, GREEN BUILDINGS, AND BUSINESS PROGRAMS

Deputy Director Cessna introduced the item and welcomed Senior Planning Associate Danny Santana.

Senior Planning Associate Santana provided a power point presentation on "City of Torrance: Green Building and Sustainable Outlook." He provided background on the development of the updated Strategic Plan, formation of a Strategic Plan Committee, and addition of a new Strategic Priority entitled "Stewardship of the Environment" due to the growing awareness of the importance of environmental matters. He noted that the Key Performance Indicators (KPIs), devising an implementation plan for the Goals and Sub-Goals of the Strategic Plan, are explained in detail in the staff report included in agenda materials. He presented a technical definition of green building as the employment of a holistic design that allows for an efficient use of resources in order to create better buildings for occupants, operators, and the environment, noting that green building is also knowing what is plentiful, what is scarce, education, and understanding that what we do here affects what we do elsewhere.

He stated that green building's intent is to protect and save the planet, noting that buildings are not only the largest consumers of energy, water, and resources but are one of the largest producers of waste and pollution. He discussed aims of green building that include exposing the environment to less water, energy, and materials consumption, allowing occupants to receive a healthier work environment, and providing significant cost savings to operators. He provided examples of direct, indirect, financial, business, and community benefits associated with green building. He noted that the public, Mayor Scotto and Councilmembers, and Jerry Brown have also voiced support for the care and conservation of our environment. He cited examples of green building and business programs that include Energy Star, Clean Bay Certification, CAL Green, and Energy Upgrade California as well as examples of green projects in the City that have been completed, are under construction, or recently entitled that include Toyota South Campus, Acura Design Center, and Miyako Hotel.

Commissioner Gobble initiated a general discussion centered on the importance of showcasing, publicizing, and educating the public about what Torrance is doing. Suggestions made by Commissioners included signage, plaques, window decals, videos, a City award system, list on website, offering incentives, monument in Planning Department, home and business tours, and a recognition program with an opt-out option.

Staff expressed concern about instigating a recognition program where additional inspections would be required and it was pointed out that inspectors would already be looking for established CAL Green Building Code Tier I and Tier II criteria.

In response to Commissioner Cunningham's inquiries, Senior Planning Associate Santana explained the importance of orientation in placing solar panels and to take advantage of natural light. He provided clarification that the City does not have a solar access ordinance but that the State has restrictions from preventing solar access.

Chairperson Reilly discussed environmental conservation and recycling utilized in upgrading Hermosa Avenue in Hermosa Beach.

Commissioner Cunningham recommended that staff explore Tree City U.S.A. as well as qualification for national or international certification. He requested that the City consider recognizing businesses that have ISO 14,001 certification. He asked for clarification if the City is a member of Clean Cities Coalition and Senior Planning Associate Santana offered to look into it. He initiated a brief discussion regarding a recent storm water control project in Hermosa Beach and expressed interest in learning the location of monitoring wells in the City.

Chairperson Reilly suggested changing the Torrance Green Building Definition to include remodels and operational improvements.

Deputy Director Cessna stated that KPIs are reviewed quarterly by City Council and that staff is looking for the Commission to direct staff to conduct further research in a specified area; to modify, add, or eliminate sections of the recommendations; or to forward the recommendations to City Council with the Support/Denial of the Commission.

MOTION: Commissioner Gobble moved to direct staff to forward recommendations as submitted to the City Council with the support of the Commission with the following revision of the Torrance Green Building Definition: "Green Building is the employment of holistic design that allows for an efficient use of resources in order to create better buildings and modify existing ones for occupants, operators and the environment and to continually initiate operational improvements." Commissioner Griffiths seconded the motion; a voice vote reflected unanimous approval (absent Commissioners Chim and Watson).

8. INFORMATION ITEMS

8A. ZONING CODES RELATING TO CHIMNEY CONSTRUCTION AND PLACEMENT

Senior Environmental Quality Officer Duncan provided background and reported that Torrance Zoning codes addresses the placement of chimneys as it applies to the prescribed setbacks. She noted that the zoning codes do not address most of the concerns raised by the resident at the May 5, 2011 Commission meeting; however, the chimney at the property in question does meet current development standards.

In response to Commissioner Cunningham's inquiry, staff advised that all new fireplaces are required to be natural gas.

8B. 2011 ALL-AMERICA CITY AWARD APPLICATION

Deputy Director Cessna presented the 2011 All-America City Award application and noted that the Electric Vehicle Demonstration Program is included in the application.

8C. Commissioner Cunningham announced a General Motors Advanced Vehicle Technology Center Open House on June 9, 2011 and a Hazardous Waste Collection at American Honda headquarters on June 18, 2011

8D. Commissioner Gobble shared information about biodegradable ice cream cups at a location in Carpenteria.

8E. Commissioner Griffiths stated that Tim Goodrich recently purchased a Nissan Leaf electric vehicle.

8F. Chairperson Reilly discussed her participation on a May 21, 2011 Open House of a dozen environmentally upgraded homes including one in Torrance.

8G. Commissioner Robbins discussed a restaurant at Terminal 2 at San Francisco Airport that uses biodegradable products as well as his attendance at a presentation of the Sanitation District of Los Angeles County on June 1, 2011.

8H. Commissioner Gobble requested an excused absence for the July 7, 2011 Commission meeting.

6. **APPROVAL OF MINUTES**

This item was considered out of order.

6A. **MINUTES OF APRIL 7, 2011**

MOTION: Commissioner Gobble moved for the approval of the April 7, 2011 Commission meeting minutes as submitted. Commissioner Cunningham seconded the motion; a voice vote reflected unanimous approval (absent Commissioners Chim and Watson and with Commissioner Robbins abstaining).

6B. **MINUTES OF MAY 5, 2011**

MOTION: Commissioner Robbins moved to approve the May 5, 2011 Commission meeting minutes as submitted. The motion died due to lack of a second and consideration of the item was postponed to the July 7, 2011 Commission meeting.

9. **ADJOURNMENT**

MOTION: At 8:32 p.m., Commissioner Robbins moved to adjourn the meeting to July 7, 2011 at 7:00 p.m. in the West Annex meeting room. Commissioner Gobble seconded the motion and, hearing no objection, Chairperson Reilly so ordered.

Approved as Amended July 7, 2011 s/ Sue Herbers, City Clerk
